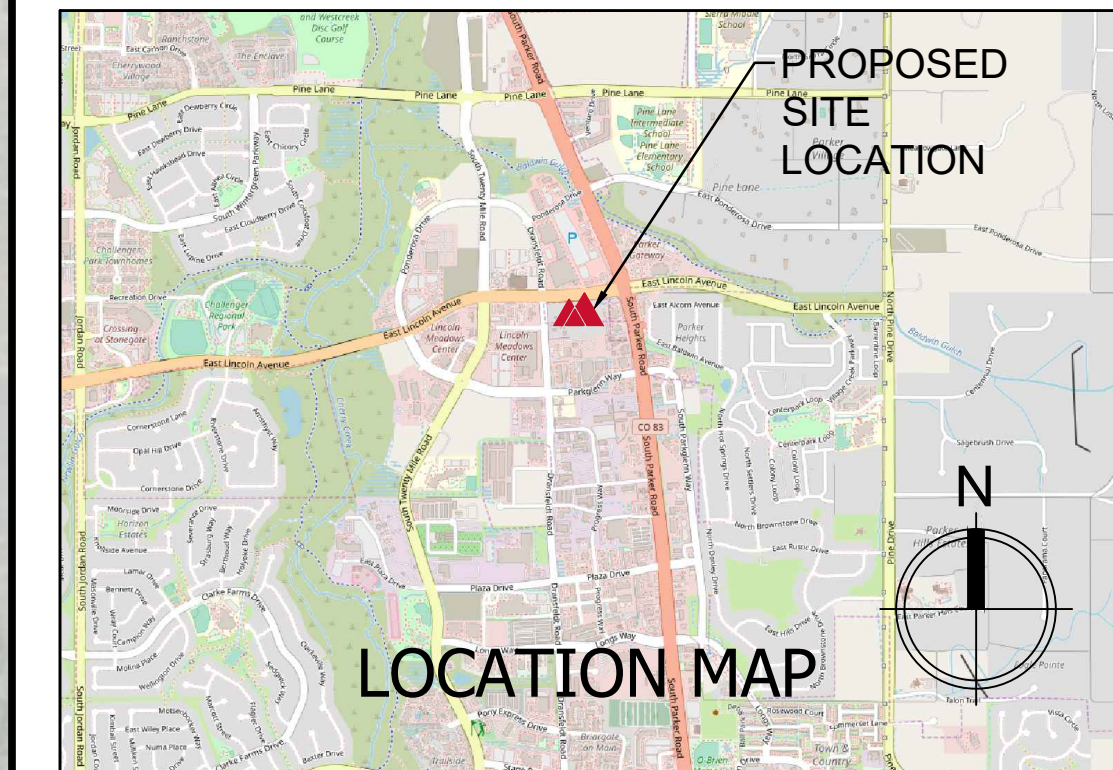




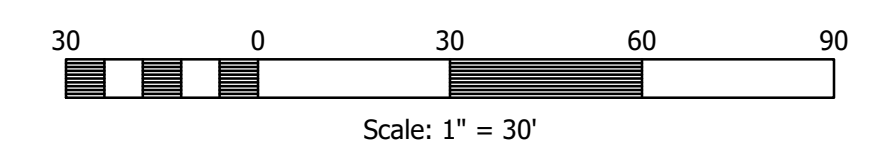
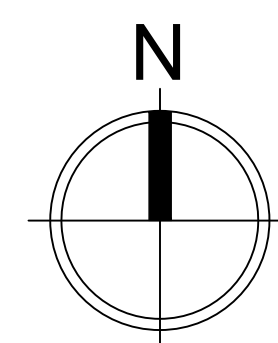
**STORE #: TBD  
MAVERIK, INC.  
LINCOLN AVENUE &  
DRANSFELDT ROAD,  
PARKER, COLORADO**



- NOTES:
- AREAS AND DIMENSIONS PROVIDED ARE APPROXIMATE AND SHOULD BE VERIFIED BY A SURVEY
  - THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
  - THE BOUNDARIES OF THE PROPERTY SHOWN ON THIS DRAWING WERE CREATED FROM SCALED INFORMATION AND SHOULD NOT BE CONSIDERED ACCURATE.

**SITE DATA**

PARKING:	35 STALLS PROVIDED (2 A.D.A.) (Not incl. gas canopy locations)
PARCEL AREA:	52,484 SQ. FT. 1.20 ACRES
BUILDING AREA:	5,637 SQ. FT. 0.13 ACRES

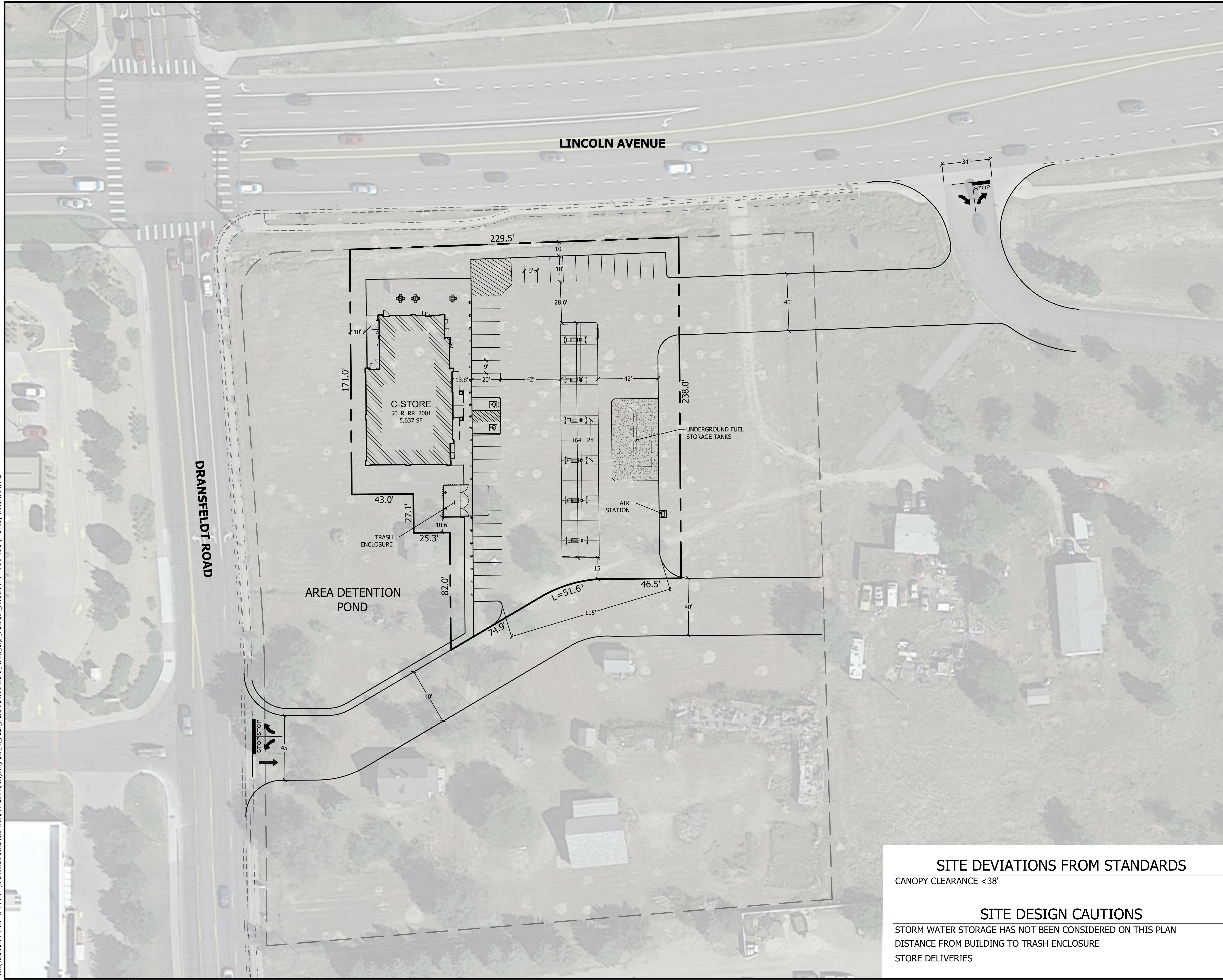


#	DATE	DESCRIPTION	REVISED BY
4	2020/09/11	FIT STUDY ANALYSIS 03 - MIRROR BUILDING, TRASH, MOD DRIVEWAYS	WLMR
3	2020/06/15	FIT STUDY ANALYSIS 03 - DRIVE ACCESS WIDTH PER DEVELOPER REQUEST	JRJ
2	2020/06/04	FIT STUDY ANALYSIS 02	JRJ
1	2020/02/05	FIT STUDY ANALYSIS 01	

JOB NUMBER: 20-026 DRAWN BY: JRJ

**FIT STUDY ANALYSIS 02**

**Option A**



**SITE DEVIATIONS FROM STANDARDS**

CANOPY CLEARANCE <38'

**SITE DESIGN CAUTIONS**

STORM WATER STORAGE HAS NOT BEEN CONSIDERED ON THIS PLAN  
DISTANCE FROM BUILDING TO TRASH ENCLOSURE  
STORE DELIVERIES

Friday, September 11, 2020 4:17:42 PM P:\Departments\Maverik Real Estate\03Design\Projects\2020\0206\_CO\_Parker\_Lincoln and Dransfeldt\02\_Civil\01\_S0101\_Concept\Fit Study 02.dwg Wendy Miller